



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

31 Ingmire Road, Eastville, Bristol, BS5 6XD

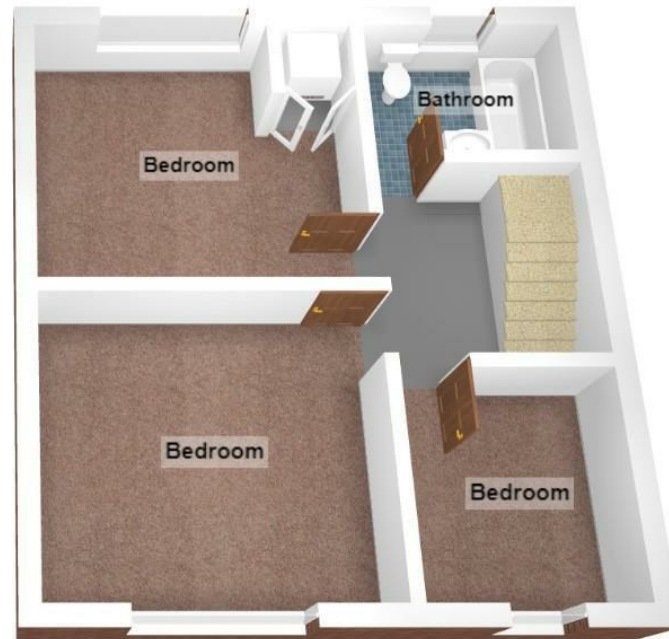
31 Ingmire Road, Eastville, Bristol, BS5 6XD

## Offers In The Region Of £400,000

Attractive 3 bedroom 1930's end terraced home within a popular no through road. This well preserved and presented home offers well proportioned accommodation ideally suited to professionals and growing families. This spacious home offers 2 generous reception rooms, extended kitchen and a ground floor shower room. On the first floor there are 3 bedrooms and a bathroom. To the rear of the property there is a good sized and enclosed rear garden with established tree line beyond. The owner occupier has been in residence for over 30 years and has now found - keen to sell.

- Well presented 1930's style end terraced home
- 3 Bedrooms and 2 Receptions
- Extended modern kitchen
- Generous rear garden with tree-lined outlook
- Bathroom and ground floor Shower room
- Popular no through road
- Owners found - Keen to move
- 2 well proportioned receptions
- Some original character
- Hunters Exclusive - recommended viewing

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		60	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

Twin double glazed entrance doors into...

## LOBBY

Feature stained and leaded glazed entrance door and feature leaded glazed fixed windows over and alongside into..

## HALL

Radiator, picture rail, staircase to first floor with twin cupboards beneath containing electric meters, feature laminate wood grain effect floor.

## LOUNGE

13'10" x 12'3"

Fireplace surround, picture rail, dimension maximum overall into bay window with leaded glazed details, radiator. feature laminate wood grain effect floor.

## DINING ROOM

12'0" x 10'8"

Picture rail, UPVC double glazed window to rear with a pleasant outlook onto the rear garden, feature laminate wood grain effect floor, radiator.

## KITCHEN

14'2"

Fitted with a modern range of cream high gloss effect wall, floor and drawer storage cupboards with stainless steel effect handles, built in oven and inset gas hob, space for fridge, freezer, dishwasher and washing machine, radiator, fitted velux roof window, UPVC double glazed door and window to exterior, single drainer stainless steel sink unit, tiled floor, access to roof void, splash back tiling, picture rail, door into...

## SHOWER ROOM

8'7" x 2'7"

Pink suite of low level WC and pedestal wash hand basin, independent cubical with fitted electric shower over, vinyl tiled floor, radiator, UPVC double glazed window to rear, extractor fan.

## FIRST FLOOR LANDING

Access to roof space.

## BEDROOM ONE

12'2" x 10'7"

Double glazed and leaded window to front, radiator.

## BEDROOM TWO

12'1" x 10'9"

UPVC double glazed window to rear, picture rail, radiator, cupboard containing a Worcester gas fired boiler for domestic hot water and central heating.

## BEDROOM THREE

UPVC double glazed and leaded window to front, picture rail, radiator.

## BATHROOM

7'6" x 4'11"


Modern suite of panelled bath with a built in thematically controlled shower unit over, low level WC and pedestal wash basin, fully tiled walls and floor, UPVC double glazed and frosted window to rear, radiator.

## EXTERIOR

### GARDEN

Arranged principally to the rear of the property the pleasant rear garden offers a section of level well tended lawn with pedestrian gate leading onto a side lane, there is also paved patio and well established borders with numerous shrubs, plants and climbers. Pleasant outlook towards nearby treeline.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











